

162.0

0002

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

943,100 /

943,100

USE VALUE:

943,100 /

943,100

ASSESSed:

943,100 /

943,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		OAKLAND AVE, ARLINGTON

OWNERSHIP

Owner 1:	FORMAN STUART A--ETAL	
Owner 2:	HITZROT ELLEN B	
Owner 3:		
Street 1:	93 OAKLAND AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .219 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 2561 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9529		Sq. Ft.	Site		0	70.	0.74	8									494,109						494,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9529.000	443,500	5,500	494,100	943,100
Total Card	0.219	443,500	5,500	494,100	943,100
Total Parcel	0.219	443,500	5,500	494,100	943,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		368.31	/Parcel: 368.31

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	443,500	5500	9,529.	494,100	943,100		Year end	12/23/2021
2021	101	FV	429,900	5500	9,529.	494,100	929,500		Year End Roll	12/10/2020
2020	101	FV	429,900	5500	9,529.	494,100	929,500	929,500	Year End Roll	12/18/2019
2019	101	FV	323,600	5500	9,529.	494,100	823,200	823,200	Year End Roll	1/3/2019
2018	101	FV	327,700	5500	9,529.	437,600	770,800	770,800	Year End Roll	12/20/2017
2017	101	FV	327,700	5500	9,529.	367,100	700,300	700,300	Year End Roll	1/3/2017
2016	101	FV	327,700	5500	9,529.	367,100	700,300	700,300	Year End	1/4/2016
2015	101	FV	309,100	5500	9,529.	317,600	632,200	632,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLACKBURN LOIS	23138-282		4/30/1993		253,000	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLACKBURN LOIS	23138-282		4/30/1993		253,000	No	No	Y	

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLACKBURN LOIS	23138-282		4/30/1993		253,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2018	771	Re-Roof	14,000	C				
3/6/2014	171	New Wind	5,900					
12/30/2010	2451	New Wind	9,592					REPL 7 WINDOWS
6/16/2005	498	Add Bath	86,935	C		G7	GR FY07	RE-MODEL BATH EXPA
12/9/2002	1018	New Wind	4,610	C				
5/20/1998	326	Addition	50,000	C				KIT ADDITION/ 1/2
9/7/1996	515	Manual	3,500	C				REPLACE ENTRY PORC
5/5/1993	151	Manual	7,000	C				ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	Inspected	PH	Patrick H
5/31/2018	MEAS&NOTICE	BS	Barbara S
6/10/2014	External Ins	PC	PHIL C
3/7/2009	Inspected	197	PATRIOT
12/22/2008	Measured	336	PATRIOT
12/6/1999	Meas/Inspect	263	PATRIOT
6/28/1999		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

DISCLAIMER

This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

AssessPro Patriot Properties, Inc